



**Tindale Avenue**

Framwellgate Moor DH1 5EW

**£140,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Tindale Avenue

## Framwellgate Moor DH1 5EW



- No chain involved
- EPC RATING - D
- Easy access to the city centre

- Five bedrooms
- Previously held a HMO licence
- Close to the University Hospital

- Three bathrooms
- Ideal investment opportunity
- Easy access to local amenities

Available for sale with no chain involved, this large five bedroom terraced property is conveniently located just off Framwellgate Moor high street, with immediate access to a range of local amenities. It is also within walking distance to the University Hospital and Durham City centre. Ideal for large families or students and previously holding a HMO licence, it would be an ideal Buy To Let investment.

With an impressive floor plan comprising of an open plan living area and kitchen which comes with a full range of appliances, a large ground floor bedroom which could be used as a reception room and bathroom. To the first floor there are three well proportioned bedrooms and shower room. At second floor level there is a further generous double bedroom and further bathroom. Externally there is a low maintenance garden to the rear.

### GROUND FLOOR

#### Open Plan Kitchen and Living Area

22'5" x 13'8" (6.85 x 4.18)

A large open plan kitchen and living area which is perfect for modern living.

The kitchen is fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, a built in oven and hob with stainless steel extractor over. With a range of appliances including two fridge/freezers, a washing machine, dishwasher and microwave. There is an external door and window to the front, spotlighting and two radiators.

#### Bedroom Five

13'8" x 10'4" (4.18 x 3.15)

A flexible room which can be used to suit the needs of any buyer either as a bedroom or further reception room. Having a UPVC double glazed window to the rear, a UPVC door to the garden, laminate flooring, a large cupboard, recessed spotlighting and radiator.

#### Bathroom/WC

5'10" x 5'9" (1.78 x 1.76)

Fitted with a white suite comprising of a panelled bath with mixer shower over, pedestal hand wash basin and WC. Having radiator, recessed spotlighting and extractor.

### FIRST FLOOR

#### Landing

With stairs leading to the second floor.

#### Bedroom Two

15'0" x 7'1" (4.59 x 2.18)

Having a UPVC double glazed window to the rear, laminate flooring, recessed spotlighting and radiator.

#### Bedroom Three

10'7" x 7'5" (3.24 x 2.28)

With a UPVC double glazed window to the front, laminate flooring, radiator, recessed spotlighting and a walk-in wardrobe.

#### Bedroom Four

11'8" x 6'1" (3.57 x 1.87)

Having a UPVC double glazed window to the rear, recessed spotlighting, laminate flooring, radiator and storage cupboard.

#### Shower Room/WC

7'5" x 4'3" (2.28 x 1.30)

Having a cubicle with mains fed shower, pedestal hand wash basin and WC. Having laminate flooring, recessed spotlighting, extractor fan and radiator.

### SECOND FLOOR

#### Bedroom One

16'9" x 8'8" (5.11 x 2.65)

Large bedroom with a velux window, laminate flooring and radiator.

#### Bathroom/WC

Fitted with a white suite comprising of a panelled bath with mixer shower over, pedestal hand wash basin and WC. Having tiled splashbacks and flooring and an extractor fan.

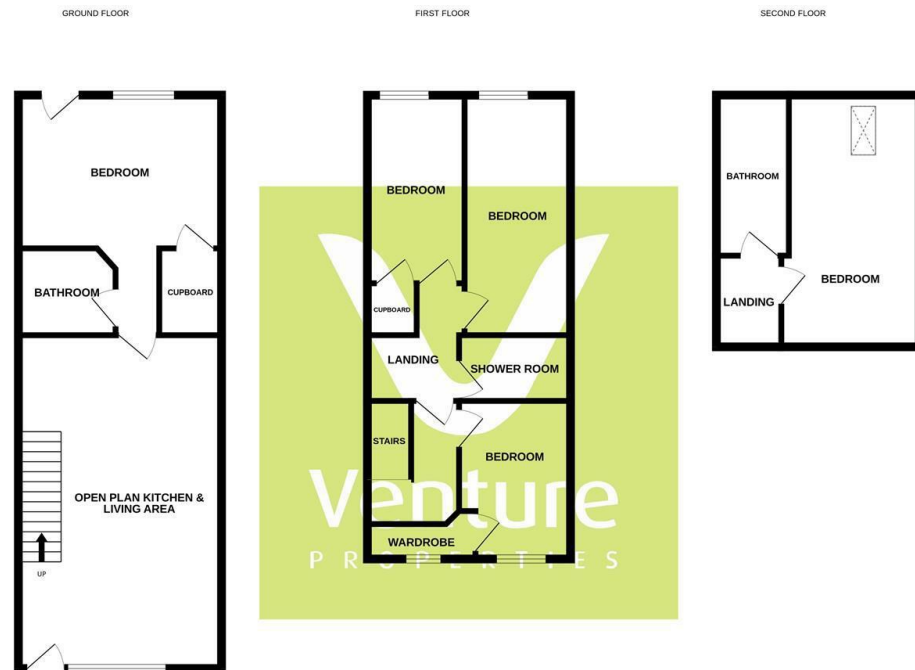
### EXTERNAL

There is an enclosed paved garden to the rear of the property.

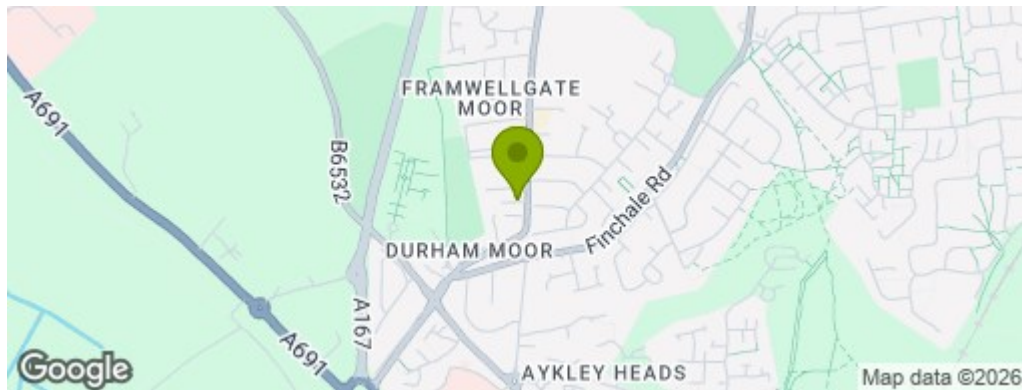
### AGENTS NOTE

Please note that all appliances have not and will not be checked.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed available. Highest available upload speed 9000 Mbps.

Mobile Signal/coverage: Likely with Vodafone, EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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